



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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Board of Adjustment

Minutes of the Town of Clinton Board of Adjustment special meeting held on July 8, 2009 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallo called the meeting to order at 7:30pm and read the "Administrative Statement" and the "Statement of Adequate Notice":

"Meetings are held on the fourth Monday of each month when an application is pending before the board. The application must be filed at least 21 days prior to the meeting date. Meetings begin at 7:30pm and are adjourned no later than 10:30pm. Fees are charged on a per meeting basis".

"Adequate notice of this meeting has been provided indicating the time and place of the meeting with the proposed agenda, which notice was posted, made available to the newspapers and filed with the clerk of the Town of Clinton in accordance with Section 3(d) of the Public Laws of 1975".

Attorney William Shurts was present on behalf of Attorney William Caldwell

ROLL CALL:

Present: Gallo, Sailer, Sniecinski, Trepkau, Wetherill, Querry

Absent: Berson, Bohnel, Feldmann

Approval of Minutes:

A Motion was made by Mr. Trepkau, seconded by Mr. Sailer, to approve the minutes of January 26, 2009:

All Ayes. Motion carried.

A Motion was made by Mr. Sailer, seconded by Mr. Trepkau, to approve the minutes of June 22, 2009:

All Ayes. Motion carried.

Abstain: Querry

Application for Bulk Variances- Block 16 Lot 17- 21 Halstead Street- Schaumburg

Mr. Trepkau excused himself, as he is an interested party as defined in the MLUL.

Mr. Jeffrey Schaumburg, applicant and Mr. Eric Trepkau Architect were present.

The following items were presented into evidence:

- A1 Application.
- A2 Required legal and 200 foot notices.
- A3 Architectural plan prepared by Eric Trepkau, dated 6/11/2009.
- A4 Survey of property prepared by Joseph Wright dated 6/15/2009.
- A5 Professional report prepared by Carl Hintz dated 6/27/2009.
- A6 Email from Robert Clerico dated June 16, 2009.
- A7 Determination letter prepared by Richard Cushing, dated May 4, 2009.
- A8 Two photographs of the property.

Mr. Jeffrey Schaumburg was sworn in.

Mr. Schaumburg advised the board that he is here tonight to seek relief from the board to allow him to expand his residence and garage area.

Mr. Schaumburg advised the board at some point the prior owners added an addition to the side of the house in the Northwest corner which cantilevers off leaving an open space to the rear corner. The proposed addition will maintain the existing sightlines from Halstead Street and square off the house to create more livable space in the kitchen. The proposed addition to the garage will allow his children to store their bicycles rather than leaving them exposed on the lawn.

Mr. Schaumburg advised the board that all the lots in the street are presently non-conforming and were built prior to the current zoning and any type of improvement of his property would require variance relief. Mr. Schaumburg testified that he spoke with his neighbors to both sides and in the rear and they expressed no objections to the proposed addition in the residence and the garage.

Mr. Query asked the applicant to go over the variances requested.

Mr. Eric Trepkau, NJ Licensed Architect was sworn in. The applicant is seeking relief for four variances, which are; side yard setback, combined side yard setback, building coverage and accessory building setback.

1. Accessory Building Setback- Expand a small section on the side of garage, which will create a side yard setback of 1'. 2" and rear yard setback of 0.06". Mr. Query noticed an error on the zoning chart on the plan in regard to the accessory building setback. Mr. Trepkau stated he will correct the chart on the plan.
2. Side yard Setback for residence- The existing setback is 2'.8" the proposed setback is 2'.1".
3. Combined Side yard setback- The existing combined side yard setback is 10'.8" the proposed is 10'.1"
4. Building Coverage- the existing building coverage is 25.5% the proposed is 29.4%.

Ms. Wetherill commented that she sees no problem with the proposed addition. The lots in the area are very narrow, the applicant is not changing anything visible from the street and the new addition will maintain the same line of sight.

Mr. Query commented that the applicant has no way to increase the lot size, Mr. Schaumburg did advise the board that he spoke with his neighbor and his neighbor was not willing to sell any of his property.

A Motion was made by Ms. Wetherill, seconded by Mr. Sniecinski, to open the meeting to the public:
All Ayes. Motion Carried.

Ms. Lisa Lemay, 23 Halstead Street, advised the board she has no objections to the proposed addition.

There being no further questions, A Motion was made by Mr. Query, seconded by Mr. Sniecinski, to close the meeting to the public:
All Ayes. Motion Carried.

Based on the testimony presented this evening a Motion was made by Ms. Wetherill, seconded by Mr. Querry, to approve the following bulk variances; accessory building setback on the garage, side yard setback for the addition on the residence, Combined side yard setback for the addition on the residence, and total building coverage:

Roll Call Vote:

Ayes: Gallo, Sailer, Sniecinski, Wetherill, Querry

Nays:

5-0 Motion Passed.

Mr. Shurts advised the applicant to submit the plan reflecting the correct zoning chart to be stamped approved so they could move forward with building permits. Mr. Trepkau will revise.

Mr. Trepkau rejoined the board.

Board Business:

The board was in receipt of a letter from The Clinton House advising the board the fence will be installed by the end of this summer.

Since the board had no new business the Board agreed to cancel their July 27, 2009 meeting and the next meeting will be held on August 24, 2009.

There being no further business a Motion was made by Ms. Wetherill, seconded by Mr. Sailer, to adjourn the meeting at 8:20pm.

Respectfully submitted,

Allison Witt
Land Use Administrator